

MOSAIC GARDENS AT MOSAIC TOWN CENTER

[2] LEASING OPPORTUNITIES

POOLER PARKWAY & I-16

POOLER, GA 31322

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1 PROPERTY INFORMATION

Pooler Parkway & I-16
Pooler, GA 31322

Property Summary



Retail Building Construction Photo - 3rd Quarter Delivery



Retail Building Construction Photo - 3rd Quarter Delivery

Retail Lease Rate: **\$45.00 PSF, NNN**
 Pad Site Lease Rate **\$120,000/YR**

OFFERING SUMMARY

Retail Building Size: 6,000 SF
 Space Size: 3,000 - 6,000 SF
 Pad Site Bldg Footprint: 6,000 SF
 Zoning: PUD
 Market: Savannah
 Submarket: Pooler

PROPERTY OVERVIEW

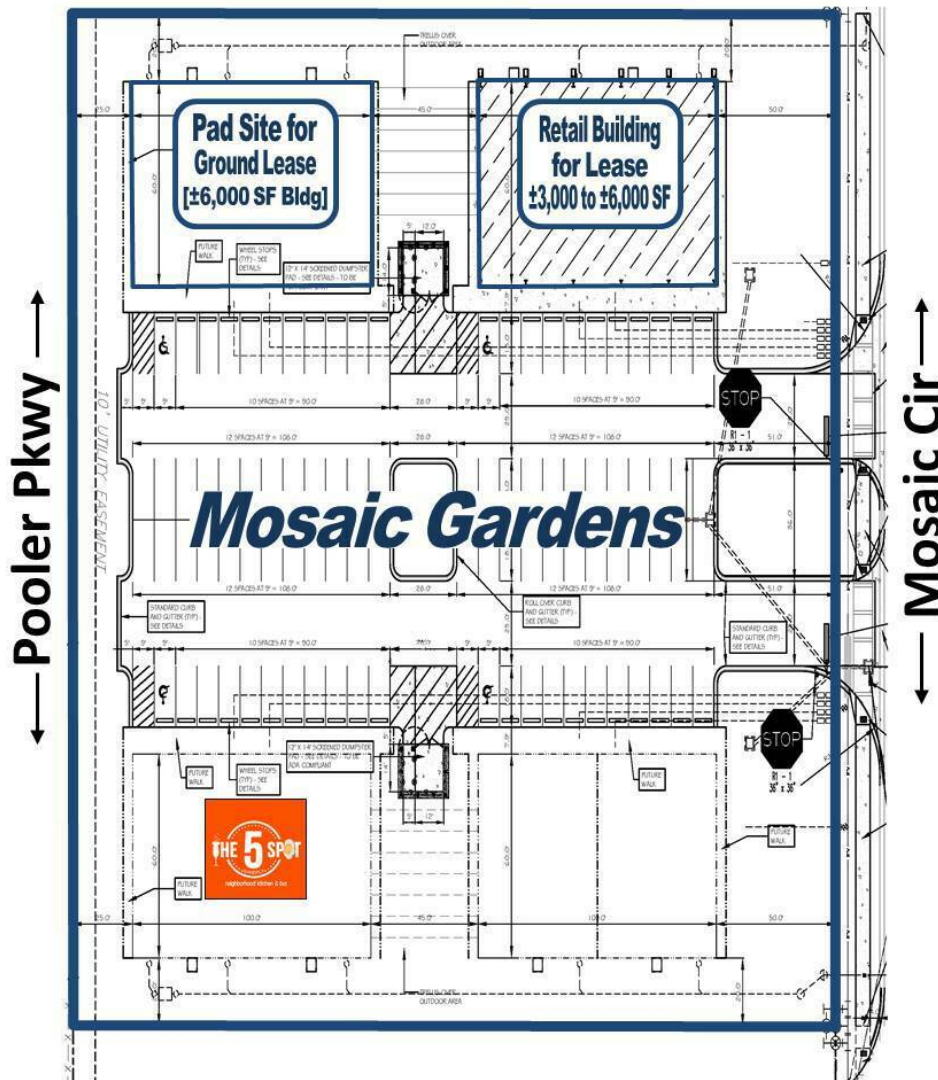
SVN is pleased to offer [2] leasing opportunities for Mosaic Gardens at the Mosaic Town Center. The 1st opportunity is a retail pad site for ground lease that is ready for vertical construction up to ±6,000 SF in size with dimensions of 100' wide and 60' deep. The pad site will be delivered with utilities stubbed within the pad. Common detention that is held off-site is available to tie-in, as well as improved access and shared parking. The 2nd opportunity is a retail building for lease with spaces ranging in size from ±3,000 SF to a maximum ±6,000 SF. The building will be 100' wide by 60' deep and delivered in 3rd Quarter of 2024 as a cold dark shell. Mosaic Gardens is on Pooler Parkway near the signalized intersection of Westbrook Lane directly across from the main entrance to the Savannah Quarters® Golf Community. This would be a great opportunity to join other vibrant businesses at the Mosaic Town Center, including a brand new Costco, Chick Fil A, Starbucks, Parker's, Great Clips, WayBack Burgers and Crumbl Cookies.

LOCATION OVERVIEW

The Mosaic Town Center is located at the southeast quadrant of I-16 and Pooler Parkway, which is 2 miles west of the intersection of I-95 & I-16 and 11 miles from Historic Downtown Savannah. The City of Pooler, which is a suburb of Savannah, has evolved into a regional shopping and dining destination consistently attracting residents within a 45-minute drive time in all 4 directions. In the immediate vicinity, the development benefits from numerous master planned communities in various stages of development, which offer substantial population density. The location is within the Savannah Quarters® PUD, which is a 2,588 acre master-planned development that was initially planned by Greg Norman's Medalist Developments and is currently being developed by Freehold Capital Management.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Complete Highlights



PROPERTY HIGHLIGHTS

- Mosaic Gardens at Mosaic Town Center | [2] Leasing Opportunities
- Option 1: Retail Pad Site for Ground Lease | Can accommodate a $\pm 6,000$ SF Building
- Option 2: Retail Space for Lease | $\pm 3,000$ SF to $\pm 6,000$ SF | 3Q2024 Delivery as Cold Dark Shell
- Located at Within the Master-Planned Savannah Quarters® PUD
- Other Businesses Include Costco, Chick Fil A, Starbucks, WayBack Burgers, Crumbl Cookies
- At I-16 on Pooler Parkway | 2 Miles to I-95 | 5 Miles to Airport | 11 Miles to Downtown

Available Spaces



AVAILABLE SPACES

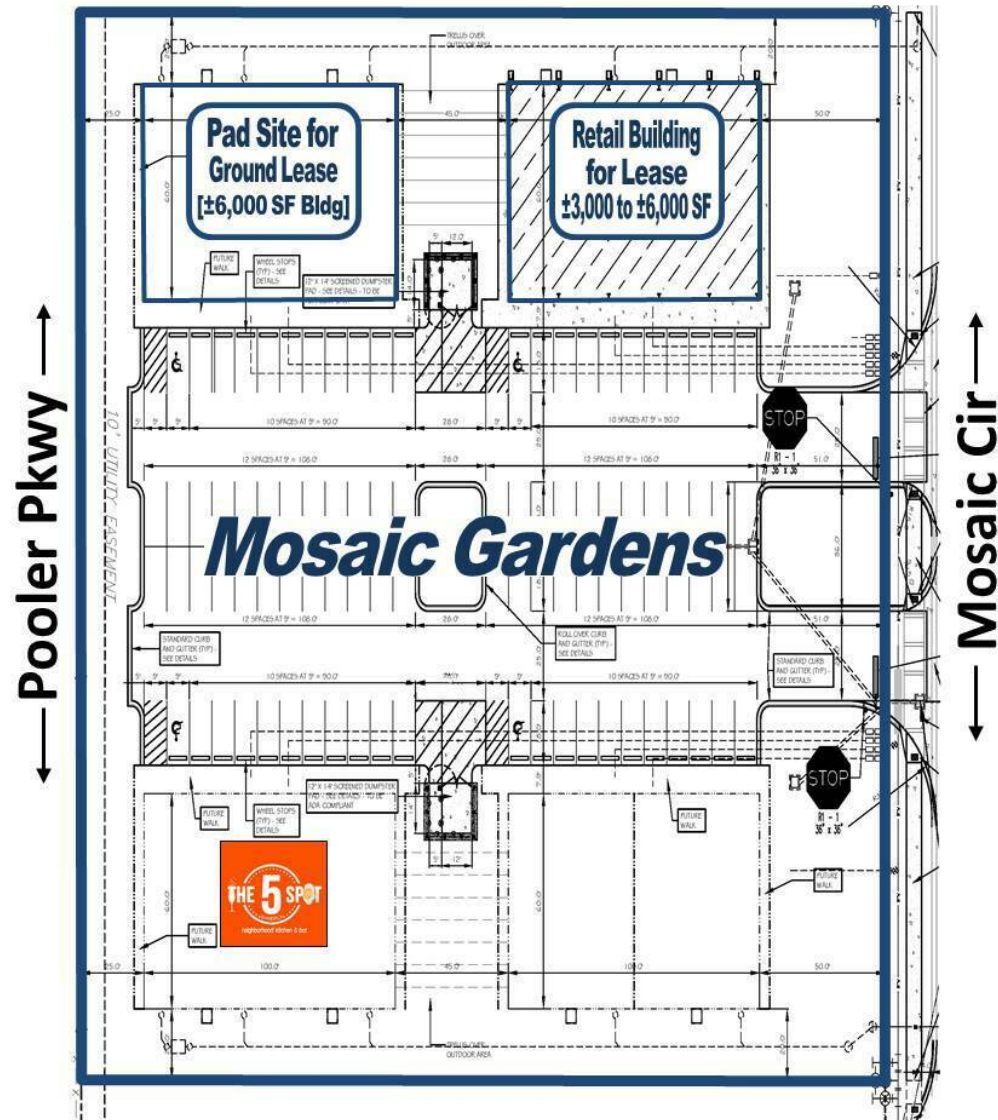
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
Pad Site	Available	6,000 SF	NNN	\$120,000 per year
Retail Building	Available	3,000 - 6,000 SF	NNN	\$45.00 SF/yr

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2 ADDITIONAL INFORMATION

Pooler Parkway & I-16
Pooler, GA 31322

Site Plan



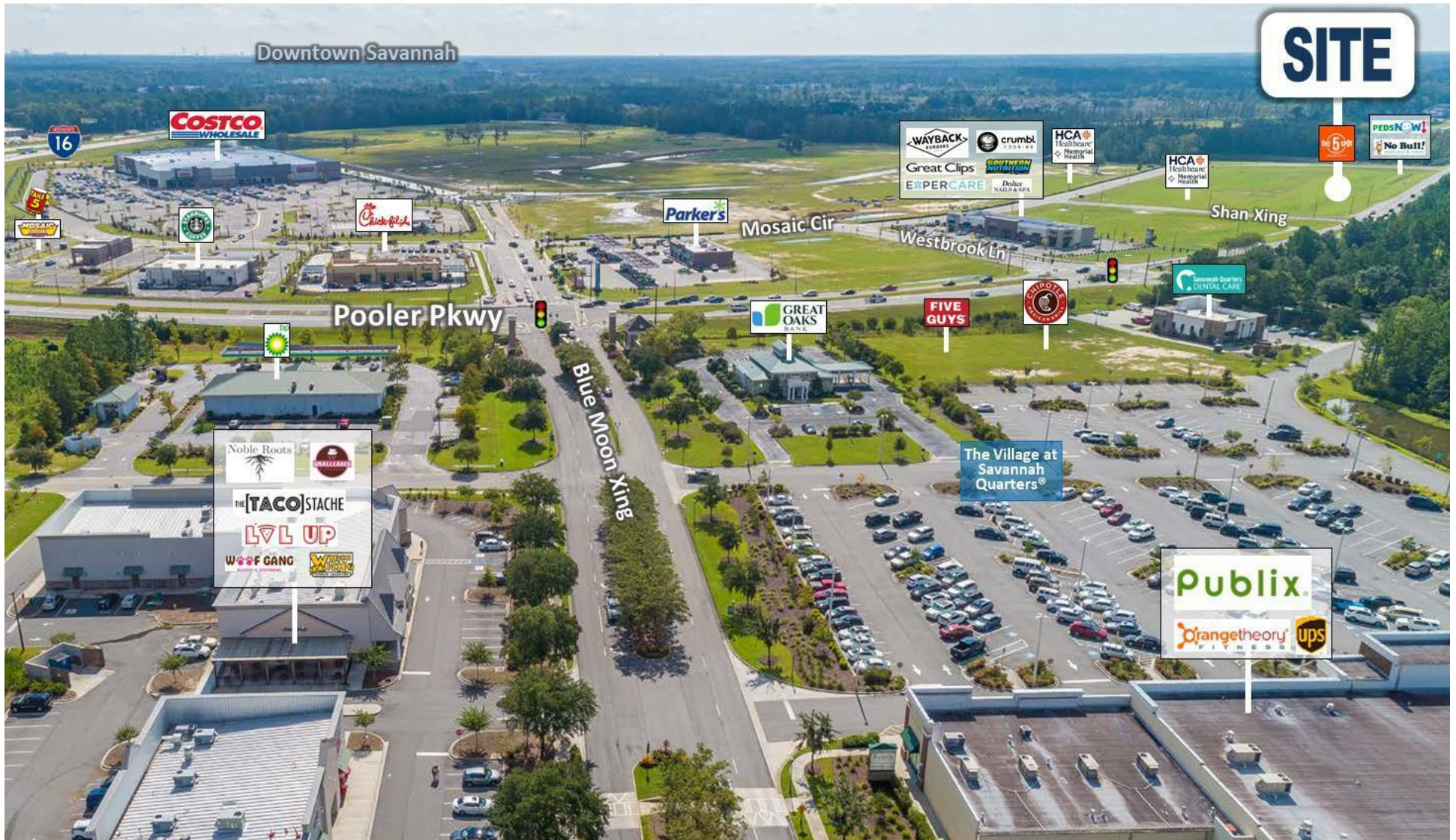
Aerial | Site



Aerial | Site



Aerial | View Of Mosaic Town Center



Additional Construction Photos



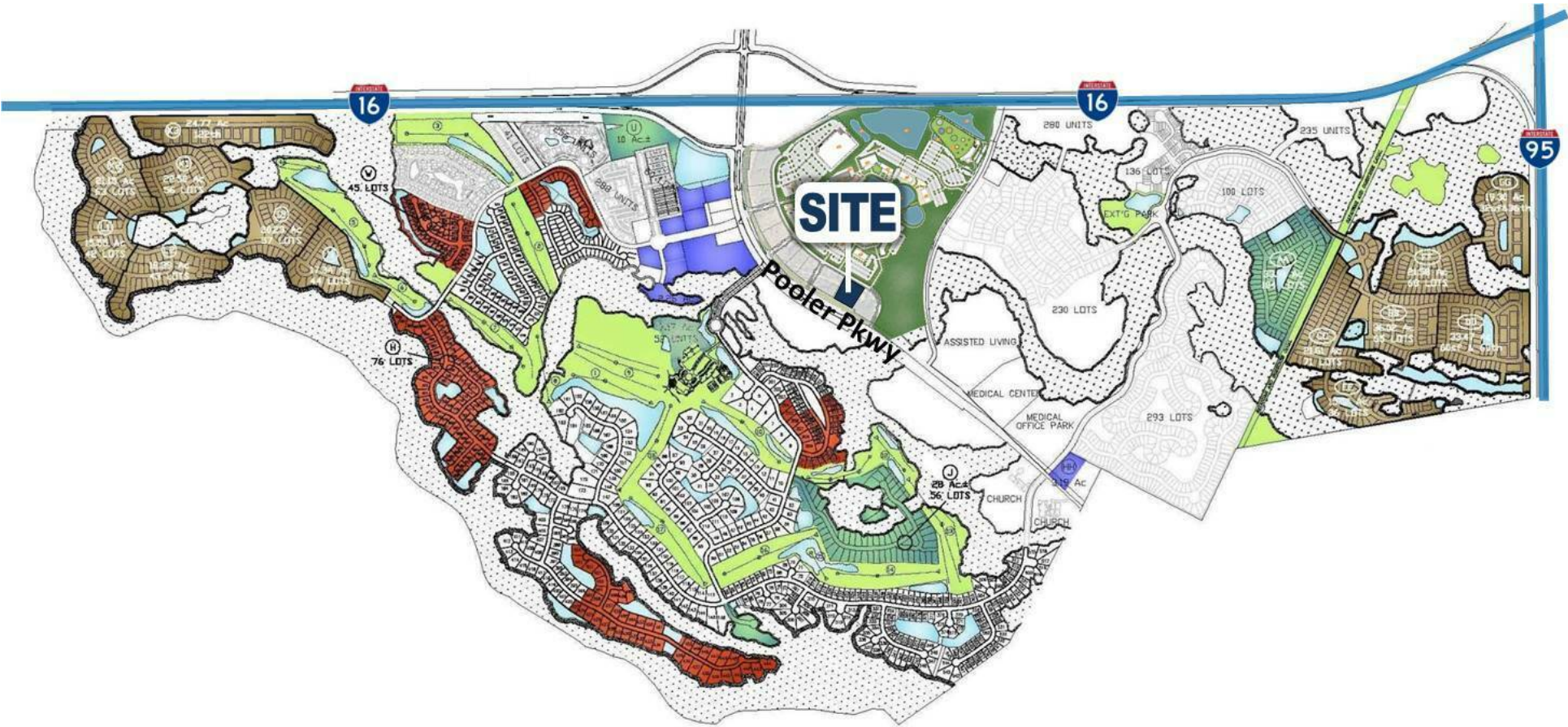
Site Plan | Mosaic Town Center



3 LOCATION INFORMATION

Pooler Parkway & I-16
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Savannah Quarters® Master Plan



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Pooler Residential Aerial

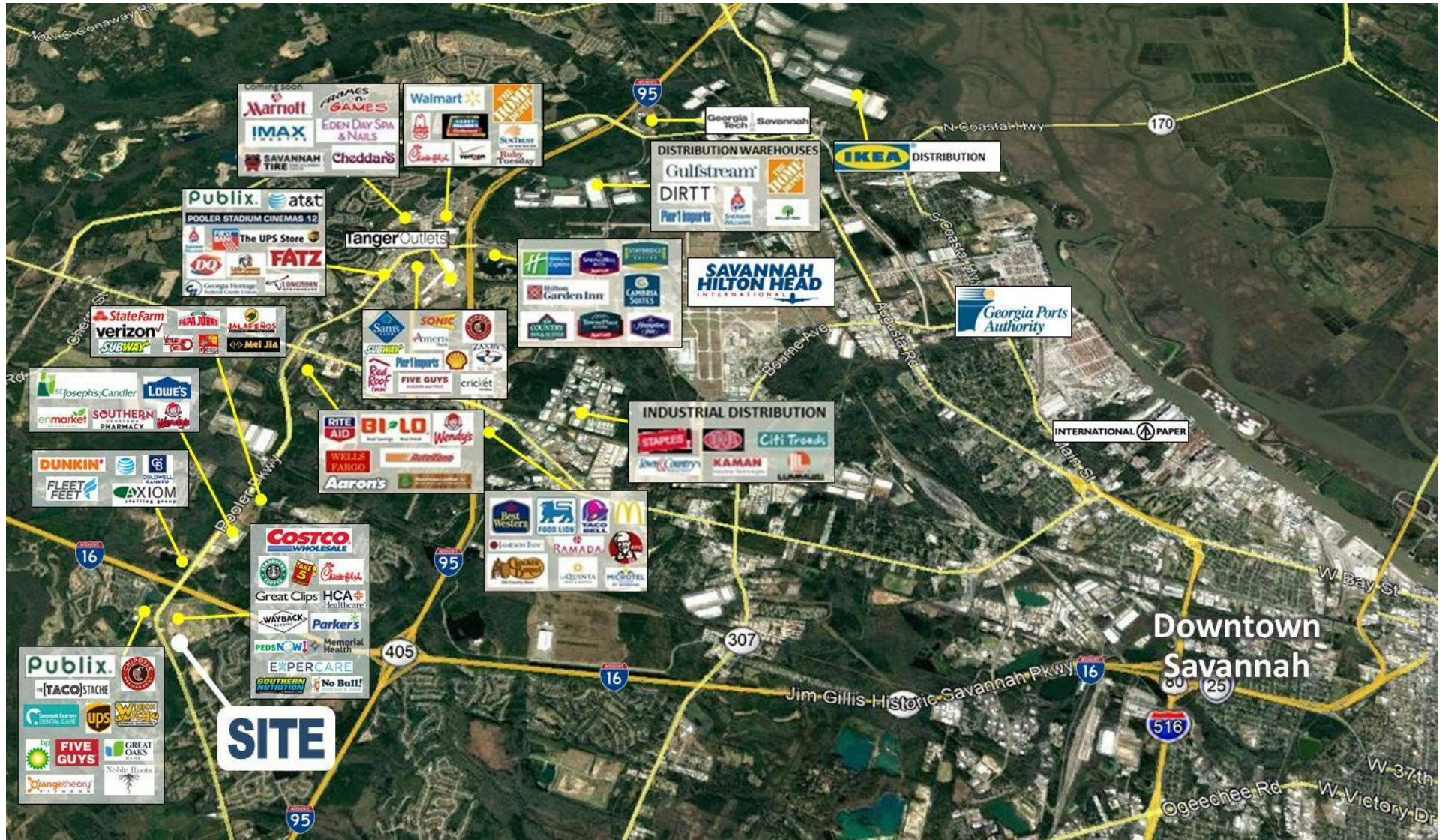


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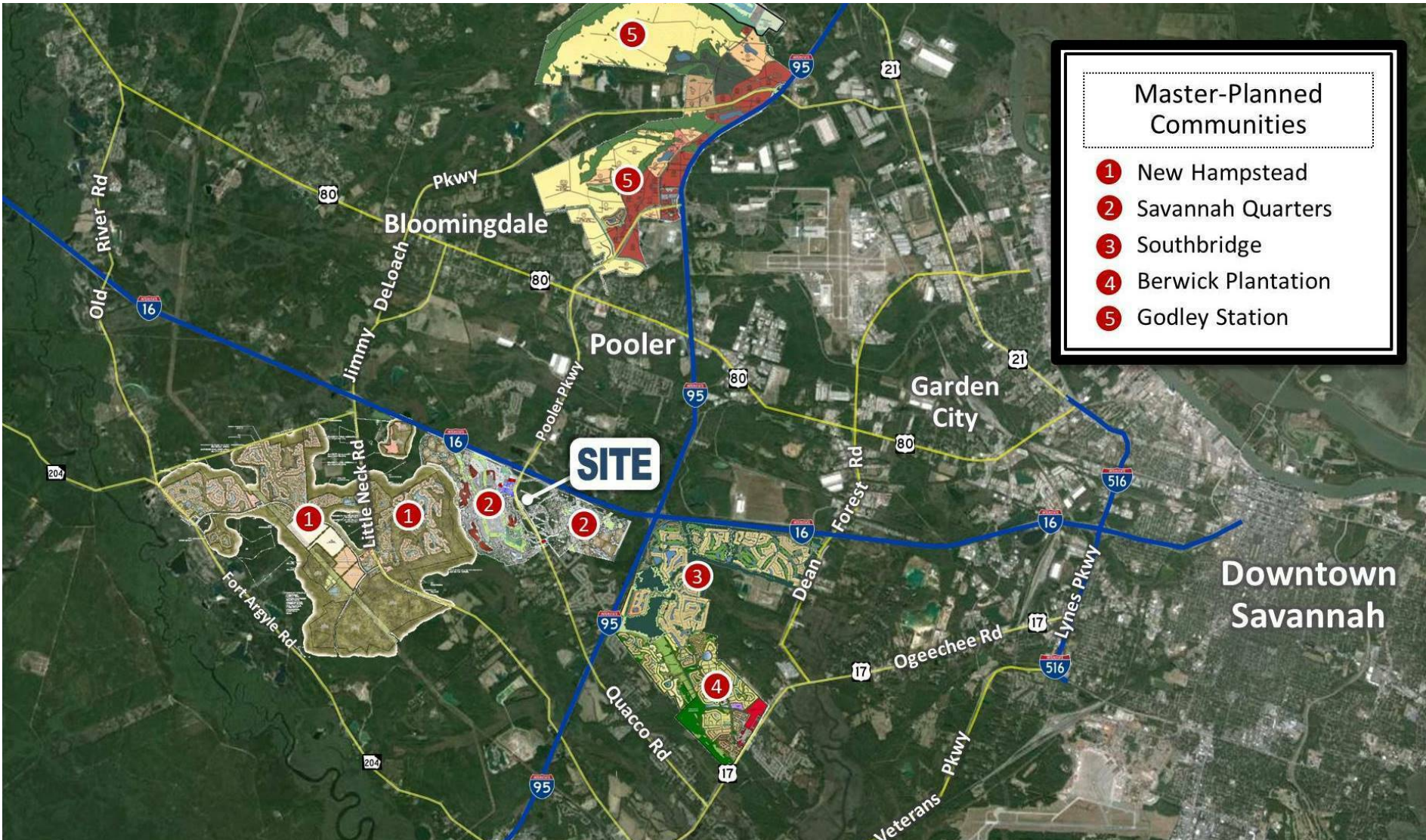
Pooler Master Planned Communities



Savannah Retail Aerial

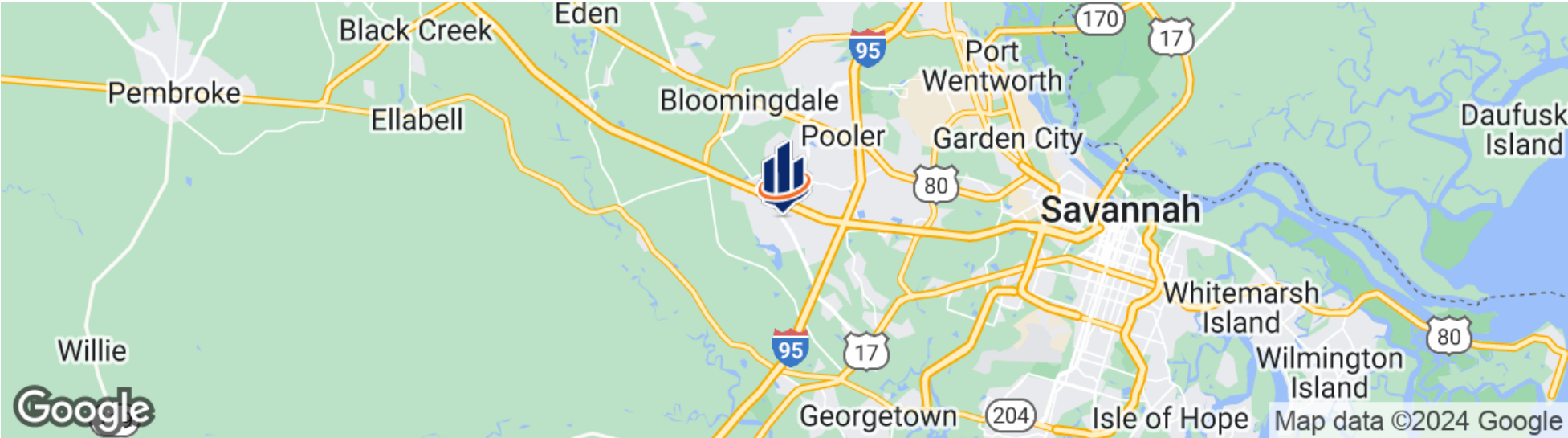
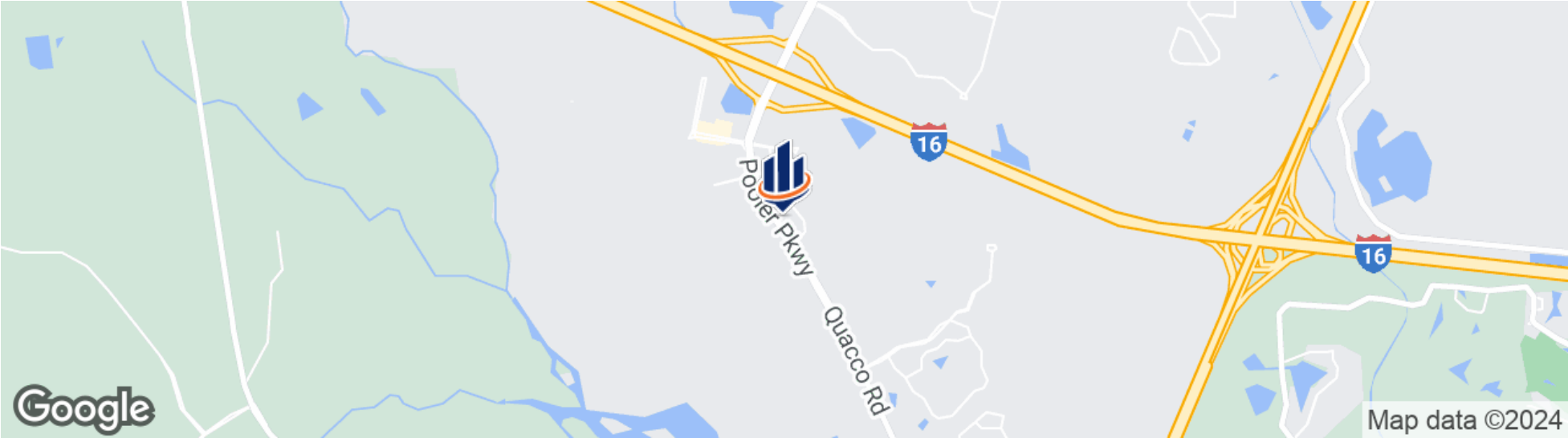


Savannah Master Planned Communities



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Location Maps



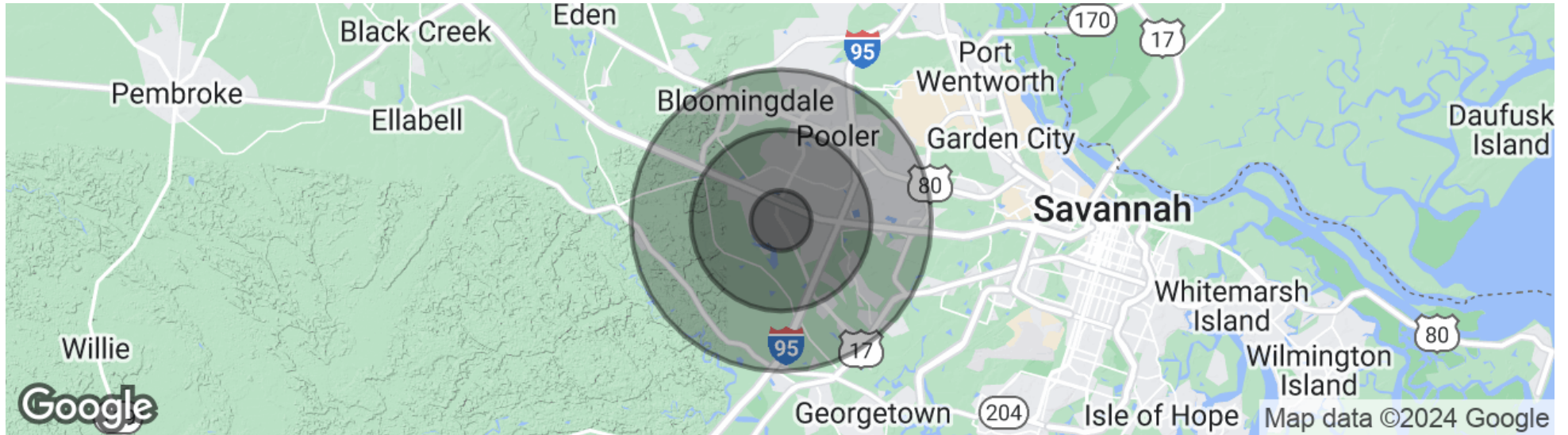
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4 DEMOGRAPHICS

Pooler Parkway & I-16
Pooler, GA 31322

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,723	21,362	49,975
Average age	38	39	39
Average age [Male]	38	38	38
Average age [Female]	39	40	40

HOUSEHOLDS & INCOME

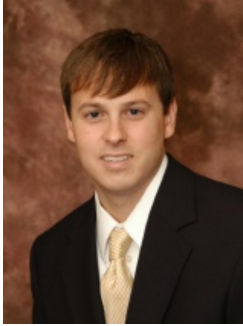
	1 MILE	3 MILES	5 MILES
Total households	2,143	8,414	20,012
# of persons per HH	2.2	2.5	2.5
Average HH income	\$115,449	\$113,280	\$104,676
Average house value	\$405,179	\$333,056	\$316,333

* Demographic data derived from 2020 ACS - US Census

5 ADVISOR BIO & CONTACT

Pooler Parkway & I-16
Pooler, GA 31322

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)

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